

Application ref: 2019/2193/P
Contact: Adam Greenhalgh
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Lambeth Council(Michael Cassidy)
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

8 Albert Embankment and land to rear bounded by Lambeth High St; and Whitgift Street, the railway viaduct, Southbank House together with land corner of Black Prince Road And Newport Street, London

Proposal:

This application is a DEPARTURE APPLICATION: The proposed development is a departure from site allocation "Site 10 - 8 Albert Embankment and land to the rear bounded by Lambeth High Street, Whitgift Street, the railway viaduct and Southbank House SE1" of the Lambeth Local Plan (2015).

Drawing Nos: LB Lambeth Planning Application 19/01304 drawings & documents

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

- 1 Given the distance of the proposal from LB Camden and the size and siting of the proposal, there would be no adverse effects on any planning interests within Camden.

The site lies approximately 2.5m from the southern boundary of LB Camden.

While a twenty six storey building and ten and eleven storey buildings are proposed the proposal would not obscure Camden's protected views of the Palace of Westminster (a World Heritage site) from Primrose Hill or Parliament Hill. The proposal is included in the Heritage, Townscape and Visual Assessment and 'Verified View' images which have been submitted with the application. The 'Verified View' images included images from Camden's protected views near the prominent Oak tree in Parliament Hill, east of the summit (near the Oak tree) on Parliament Hill and at the summit of Primrose Hill. The proposal would not obscure the view of the Palace of Westminster from any of these viewpoints.

The Transport Assessment notes that the residual cumulative transport impacts of the proposed development are unlikely to be severe.

It is noted in the Air Quality chapter of the ES that the residual effects of dust and PM10 generated by construction activities on air quality are not significant. The residual effects of emissions to air from construction vehicles and plant on air quality are not significant. Then the overall effect of the proposed development itself is not considered to be significant with the implementation of suitable mitigation measures.

There would be no other material impacts upon any other planning interests within LB Camden and consequently no objections are raised.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer